

AA-8093
Administrative Special Permit

Replace an existing driveway measuring a maximum of
twenty-two feet, five inches (22'-5") in width
on private property.

Mr. Marvin Pullen Daniel, Jr. &
Ms. Sarah Katherine Royster Daniel
23 Primrose Street

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Building Officer and Village Manager will conduct an administrative review of a Special Permit application for the following:

**CASE NUMBER AA-8093
MR. MARVIN PULLEN DANIEL, JR.
MS. SARAH KATHERINE ROYSTER DANIEL
23 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek an administrative Special Permit pursuant to Sec. 8-11 of the Chevy Chase Village Building Code to replace an existing driveway measuring a maximum of twenty-two feet, five inches (22'-5") in width on private property.

The Chevy Chase Village Code Sec. 8-26 states:

Any driveway on private property may not exceed fifteen (15) feet in width without a Special Permit from the Board of Managers, except that the driveway in front of a two-car garage may extend the full width of the two-car garage, provided that such driveway does not exceed twenty (20) feet in length. An existing driveway that does not comply with the previous sentence may be replaced pursuant to Sec. 8-11.

Additionally,

The Chevy Chase Village Code Sec. 8-11 states:

- (b) The Building Officer and the Village Manager, by joint action, may grant variances and Special Permits for the following construction.
 - (2) Replacement of an existing driveway, provided that:
 - (a) The replacement driveway is not wider than the existing driveway, and
 - (b) The replacement driveway is in substantially the same location as the existing driveway.

Additional information regarding this case may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

This notice was mailed (and emailed where possible) to abutting and confronting property owners on the 25th day of April 2022. Abutting or confronting property owners or any aggrieved resident may, within fifteen (15) days of the date the notices are issued, submit written comments and request that the application be submitted to the Board of Managers in accordance with Sec. 8-10 and 8-11 of the Chevy Chase Village Building Code.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**



April 25, 2022

Mr. & Ms. Pullen Daniel
23 Primrose Street
Chevy Chase, MD 20815

Dear Mr. & Ms. Daniel:

Please note that your request for an administrative Special Permit to replace the driveway at your property is being reviewed by the Building Officer and Village Manager.

A public notice was mailed to abutting and confronting property owners on the 25th day of April 2022 and a sign was posted at the property. Abutting or confronting property owners or any aggrieved resident, within fifteen (15) days of the date the notices are issued, may submit written comments and request that the application be submitted to the Board of Managers in accordance with Section 8-10 of the Chevy Chase Village Building Code.

For your convenience, enclosed please find copies of the Public Notice and mailing list. Please contact the Village office if you have any questions.

Sincerely,

Ellen Sands
Acting Permitting and Code Enforcement Coordinator
Chevy Chase Village

enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

ELISSA A. LEONARD
Chair

ROBERT C. GOODWIN, JR.
Vice Chair

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Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

MAILING LIST FOR APPEAL AA-8093

**MR. & MS. PULLEN DANIEL
23 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

Adjoining and confronting property owners	
Mr. & Mrs. Robert Toth Or Current Resident 21 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. Scott Faley Or Current Resident 25 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Chip Lindsay Or Current Resident 28 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. William Stallings Or Current Resident 22 Primrose Street Chevy Chase, MD 20815
Ms. Jennifer Emmitt & Mr. Lee Bodner Or Current Resident 26 Quincy Street Chevy Chase, MD 20815	Mr. & Mrs. David Baule Or Current Resident 28 Quincy Street Chevy Chase, MD 20815

ES

I hereby certify that a public notice was mailed to the aforementioned property owners on the 25th day of April 2022.

**Ellen Sands
Acting Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**

Sands, Ellen

From: noreply@civicplus.com
Sent: Tuesday, March 22, 2022 2:37 PM
To: CCV Permitting; Village, Chevy Chase
Subject: Online Form Submittal: Building Permit Application for Driveways and Other Features at Grade

[EXTERNAL EMAIL]

Building Permit Application for Driveways and Other Features at Grade

Step 1

Property Address:	23 PRIMROSE ST CHEVY CHASE
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Name	PULLEN DANIEL
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Email Address	pullendaniel@gmail.com
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Phone Number	8046474140
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Cell Number	8046474140
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After-hours Phone Number	8046474140
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(Section Break)

Primary Contact for Project:	Architect
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*MHIC/MD Contractor's License No.	TBD
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Information for Primary Contact for Project (if different from property owner):

Name	ADAM SEXTON
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Email Address	ADAM@JRICHARDSONLA.COM
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Work Telephone	8046474140
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Cell Number	8046474140
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After-hours Telephone	8046474140
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(Section Break)

Check all that apply:	Driveway (If a new curb cut is required, note additional fee.), Walkway, Patio, terrace, or deck at grade
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(Section Break)

Check all appropriate boxes:	New, an enlargement of an existing feature; and/or, a replacement in-kind and in the same location
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Description of project:	<ul style="list-style-type: none">• Removal of a brick walkway step at the front of the property, with slight regrading and a limestone landing to be installed in its place.• Installation of a limestone border along the existing brick walkway at the front of the property.• Construction of a new limestone landing at the base of the front porch.• Addition of a concrete driveway apron at the front of the existing driveway.• Milling and repaving the existing asphalt driveway.• Repaving the non-historic/addition porch at the rear/right corner of the house with limestone to match the front porch.• Extension of the asphalt driveway to an existing gravel parking area at the rear/right side of the property.• Addition of a brick apron at the base of the rear/right corner porch, connecting to a proposed walkway at the rear/left border of the existing driveway.• Addition of a brick landing and walkway with a stone border, going from the existing rear deck to the existing driveway.• Construction of a limestone terrace with fireplace at the rear of the property.• Addition of a gravel-paved seating area with a brick border at the rear/left side of the property.• Addition of limestone steppers from the proposed rear walkway to the proposed rear terrace.• Addition of limestone steppers from the proposed rear walkway to the proposed gravel-paved seating area at the rear/left side of the property.
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(Section Break)

Step 2

Guidelines for Building, Replacing and Maintaining Driveways
Village Code states that any person intending to install, replace or alter a driveway, or any material part thereof, must first obtain a Building Permit from the Village office. (Residents within the Historic District must also obtain a Historic Area Work Permit; please contact the Historic Preservation Commission directly.) (12) Any

external antenna, air conditioner, generator or heat pump including the replacement of any such external feature that is a developmental nonconformity.

Driveways are regulated in three areas: (1) the portion of the driveway located on private property, (2) the portion of the driveway that crosses the public right-of-way, and (3) the driveway apron, which is the portion of the driveway that meets the public street. Please refer to the illustration below for an example of these components.

(1) Driveways on Private Property

Driveways on private property may be installed using any material the resident chooses (although residents within the Historic District must consult with HPC), provided that the driveway does not exceed fifteen feet (15') in width. Village Code allows residents to install a wider garage apron—the section of a driveway just forward of a garage—for two-car garages. The apron in front of a two-car garage may extend the full width of the two-car garage for a distance up to twenty feet (20') from the face of the garage. The Code applies this accommodation only for two-car garages.

(2) Driveways on the Public Right-of-Way

All driveways must cross the public right-of-way to access the street, but where private property ends and the public right-of-way begins ends is not always consistent from street to street, and may even vary from block to block (as discussed above). The first step is to determine where the right-of-way begins in front of your property. Your proposed driveway cannot exceed ten feet (10') in width where the driveway crosses the right-of-way. Also, if your driveway (whether new or replacement) crosses or intersects with a public sidewalk, the sidewalk material must be restored/maintained across the driveway so as to create a continuous public sidewalk of consistent material type.

(3) Driveway Aprons

The driveway apron is the portion of the driveway that meets the public street. In addition to the ten foot (10') maximum width of the driveway where the driveway crosses the public right-of-way, the Village Code allows a five foot (5') radius on either side to establish the driveway apron, thereby allowing a maximum width at the curb of twenty feet (20'). While driveways on private property may be installed in any material or color that residents choose, the Village Code specifies that the driveway apron must be installed in accordance with current Montgomery County standards.

Village Code limits the number of curb cuts permitted per property to one. Accordingly, residents who wish to install a circular driveway will need to request a variance from the Board of Managers.

Unlike other improvements in the public right-of-way, a License to Use the Public Right-of-Way is not required to install or replace driveways or driveway aprons. Replacement of a driveway apron is the sole responsibility of the adjoining property owner, not the Village.

Step 3

(Section Break)

Building Permit Application Filing Requirements	Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly st, This application form, signed by resident., Site Plan (see: Village Site Plan Checklist to ensure completeness)
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File Upload	<i>Field not completed.</i>
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Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days. If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed. No signs advertising any service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Electronic Signature Agreement	I agree.
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Electronic Signature	Adam Sexton
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Date:	3/22/2022
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Step 4

Filing Fees
(due when application submitted)

Permit Filing Fee:

(if new, enlarged or relocated) - \$30

Quantity	1
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Monday, March 28, 2022 2:03 PM
To: CCV Permitting; Village, Chevy Chase
Subject: Online Form Submittal: Application for a Special Permit

[EXTERNAL EMAIL]

Application for a Special Permit

Step 1

Chevy Chase Village Code Section 8-1 defines a Special Permit as permission granted by the Board of Managers in accordance with Article II Division B of this Chapter [8], to construct, install, remove or alter a structure or planting , or take other action where such permission is required by this Chapter.

Subject Property:	23 PRIMROSE ST, Chevy Chase, MD
Describe the Proposed Project:	Milling and repaving the existing asphalt driveway. Extension of the asphalt driveway to an existing gravel parking area at the rear/right side of the property. • Addition of a brick apron at the base of the rear/right corner porch, connecting to a proposed walkway at the rear/left border of the existing driveway.
Applicant Name(s) (List all property owners):	Pullen Daniel and Katie Royster
Phone Number	8046474140
Cell Number	8046474140
Email Address	pullendaniel@gmail.com
Address (if different from property address):	<i>Field not completed.</i>
Filing Requirments:	Completed Chevy Chase Village Application for a Special Permit (this form), Completed Chevy Chase Village Building Permit Application, A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces. , Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as

the location and dimensions of , Applicable Special Permit fee listed in Chapter 6 of the Village Code.

(Section Break)

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this special permit request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Electronic Signature
Agreement

I agree.

Electronic Signature

Adam D Sexton

Date:

3/28/2022

Electronic Signature
Agreement

I agree.

Electronic Signature

Adam D Sexton

Date:

3/28/2022

Step 2

Describe the basis for the Special Permit request.

(Applicants should become familiar with the pertinent sections of the Village Code. Attach additional pages as needed):

Describe the reasons why approval of the Special Permit would not adversely affect the public health, safety or welfare or the reasonable use of adjoining properties:

The special permit is to request the deepening of the driveway paving in front of the ex. garage. The driveway project looks to clean up the existing material use while keeping roughly the dimensions of the ex driveway space. The additional asphalt and brick paving will replace the gravel parking area shown in the existing condition photos. The shared driveway portion will be kept intact or repaved in kind. This has been brought to the neighbor's attention and they are agreeable to the extent of work.

Describe the reasons why the Special Permit can be granted without substantial impairment of the intent and purpose of Chapter 8, entitled Buildings and

The special permit is to request the deepening of the driveway paving in front of the ex. garage. The existing condition shows a paved space (asphalt and gravel) is approx. 32'-8.5" x 20'-9.5". We are proposing the use of brick and asphalt to allow for ease of access, use, and to minimize the scattered gravel

Building Regulations, or appearance. The proposed parking area is approx. 33'-11" x
Chapter 25, entitled Public 20'-9.5"
Rights-of-Way of the Chevy
Chase Village Code.

In exercising its powers in connection with a Special Permit request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Special Permit Filing Fees
Per Village Code Sec. 6.2(a)(24):

For new construction:

Filing Fee Cost
\$300

Quantity 0

For replacing existing non-conformities:

\$150

1

For demolition of main building:

\$2,250

0

For demolition of accessory building or structure:

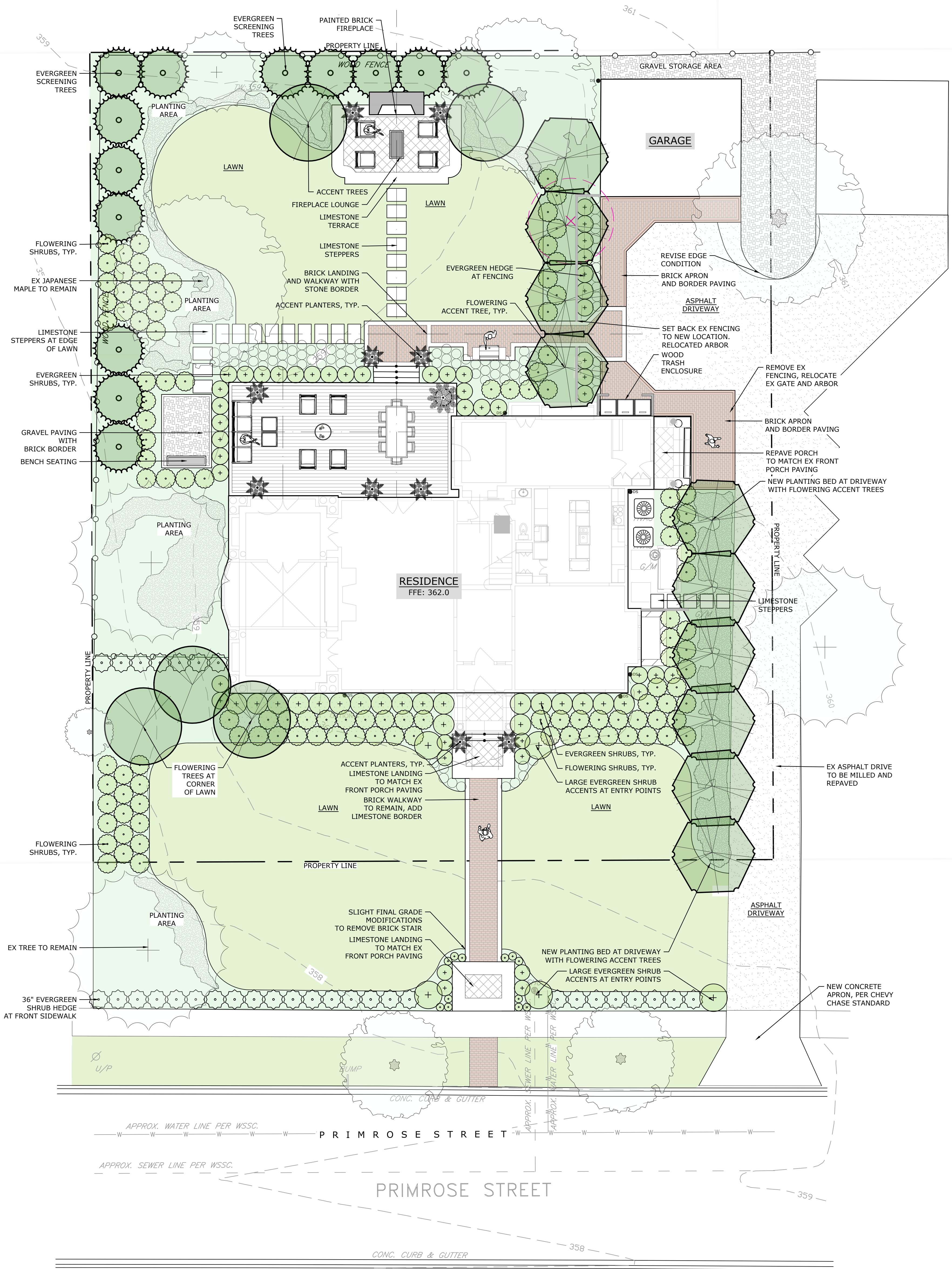
\$250

0

For fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way:

\$300

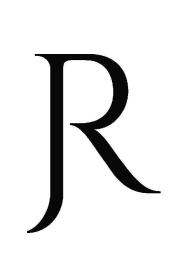
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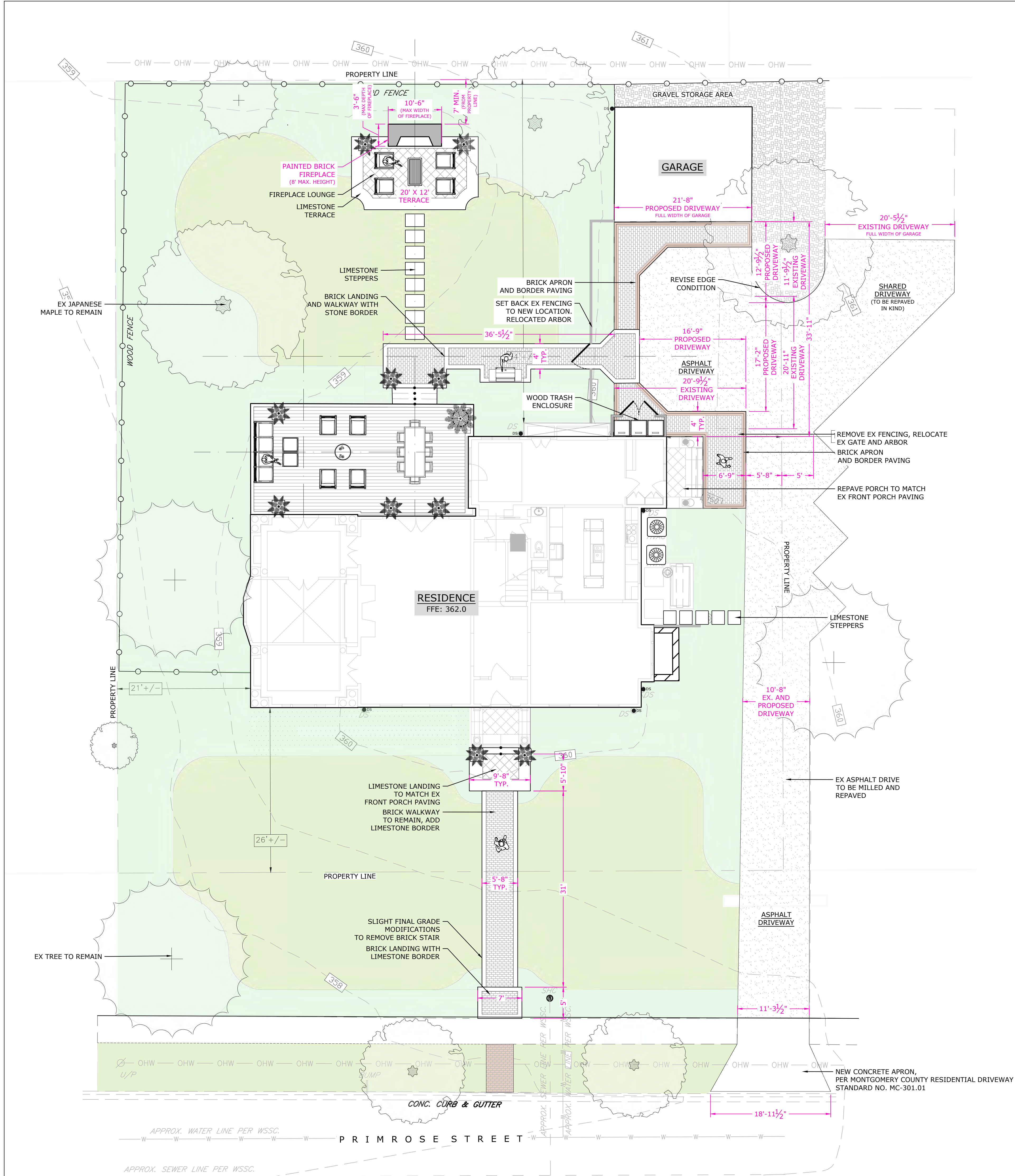
DANIEL RESIDENCE
23 PRIMROSE STREET, CHEVY CHASE, MD
SCHEMATIC DESIGN PLAN

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

DATE JANUARY 2022
SCALE 1/8" = 1'-0"
REVISIONS



NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION



LAUREL HEDGE AT SIDEWALK AND LAWN



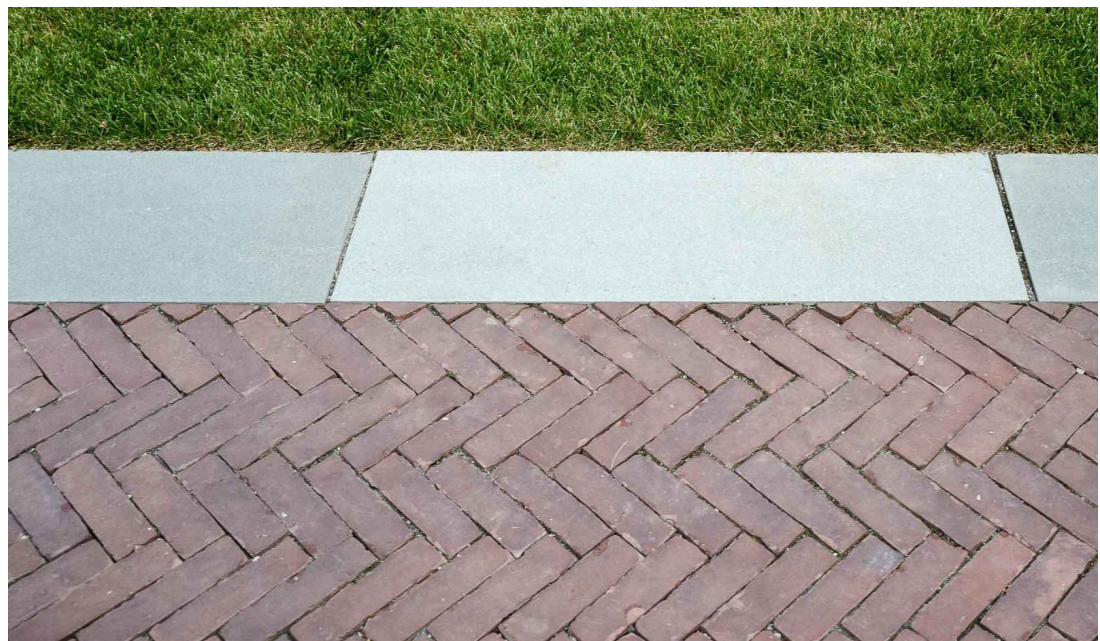
ASPHALT DRIVEWAY WITH BRICK BORDER



LIMESTONE PAVING TO MATCH EX FRONT PORCH



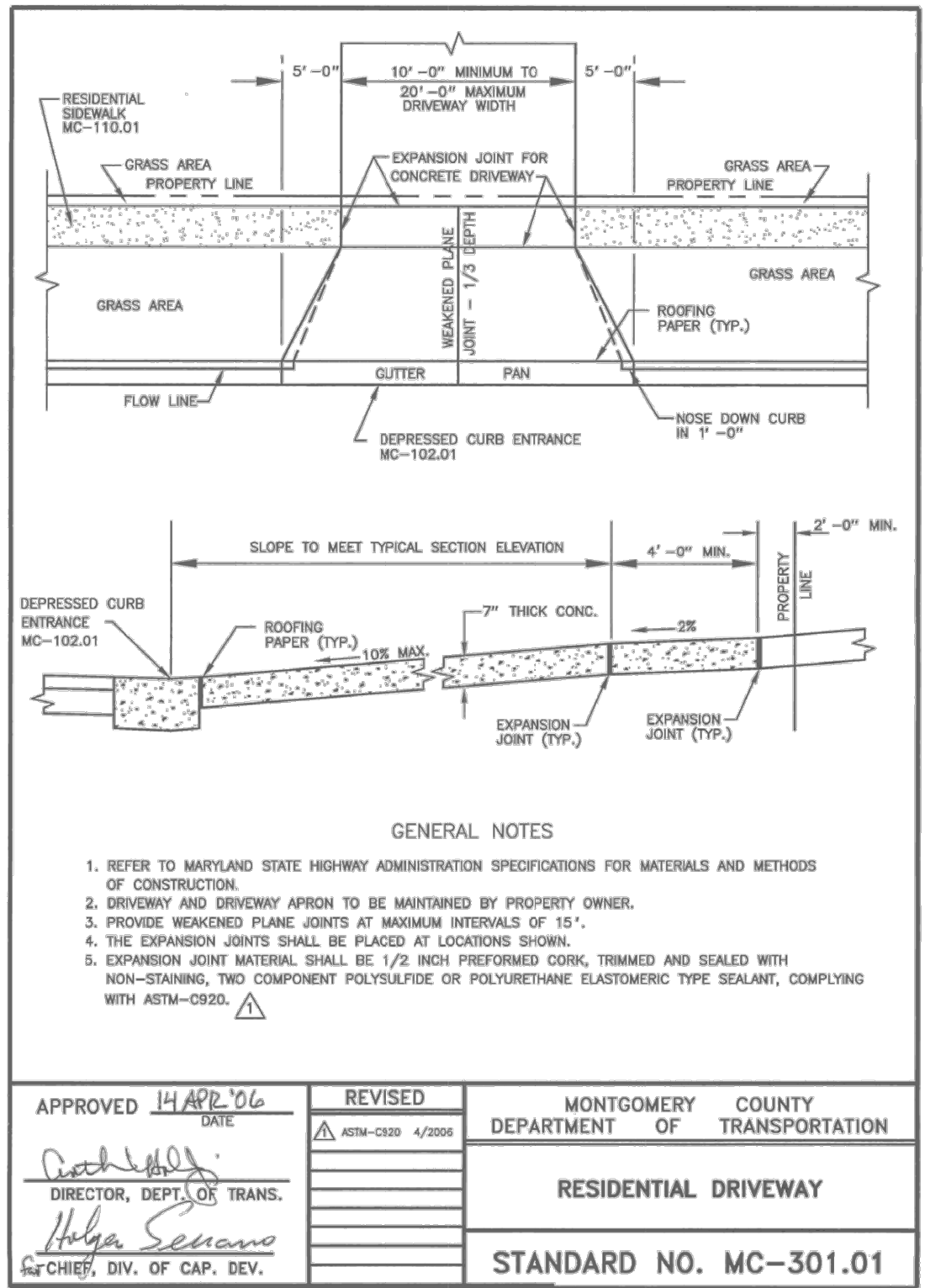
WHITE-WASHED BRICK FIREPLACE LOUNGE



INTRODUCE LIMESTONE BORDER ALONG EX BRICK WALKWAY



EX FENCING AND ARBOR/GATE TO BE REUSED



GRAVEL PAVING WITH BRICK BORDER



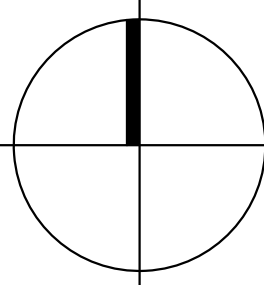
STONE STEPPERS THROUGH LAWN

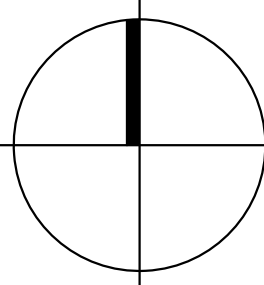
DRAFT - NOT FOR CONSTRUCTION

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 670-4405 / OFFICE@JDRICHARDSONLA.COM

DANIEL RESIDENCE
23 PRIMROSE STREET, CHEVY CHASE, MARYLAND
SITE PLAN

DATE: FEBRUARY 2022
SCALE: 1/8" = 1'-0"
SHEET NUMBER: L.101





PROJECT NARRATIVE:

THE SCOPE OF WORK AT 23 PRIMROSE IS TO INCLUDE THE FOLLOWING:

EXISTING FENCING TO BE REMOVED FROM SIDE YARD AND/OR LOCATION ADJUSTED ALONG EDGE OF DRIVEWAY.

PROPOSED HARDSCAPE (BRICK) TO REPLACE EX GRAVEL SECTION OF DRIVEWAY AND EX ASPHALT WILL BE MILLED AND REPAVED WHERE NEEDED.

PROPOSED HARDSCAPE (LIMESTONE) TO BE ADDED TO EX BRICK WALKWAY IN FRONT, IN TERMS OF THE ADDITION OF A BORDER AND LANDINGS.

PROPOSED HARDSCAPE WALKWAY (BRICK) TO BE ADDED LEADING FROM DRIVEWAY TO EX REAR DECK.

LOW, BRICK FIREPLACE AND HARDSCAPE PATIO (LIMESTONE) TO BE ADDED TO REAR YARD.



REAR OF RESIDENCE - FACING NORTH AT REAR DECK



EAST SIDE OF RESIDENCE - FACING WEST AT SHARED DRIVEWAY



FRONT OF RESIDENCE - FACING NORTH AT PRIMROSE STREET

